Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/S/0448/2023** Date : 07/11/2023

To

The Principle Chief Engineer,

Greater Chennai Corporation,

Chennai

Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – Planning Permission Application for the proposed construction of Stilt Floor + 1st Floor part + 2nd Floor part + 3rd Floor part + 4th Floor part + 5th floor part Residential Building with 19 dwelling units with GYM (Height 18.30) availing premium FSI with TOD benefit at Plot No.53 and Plot No.54, River view 4th Street (Indira Gandhi Street), River view 5th Street, Karapakkam, Chennai Comprised in S.No.164/39, 164/40, 164/41, 164/48, 164/49, 164/6B1B, 164/7A, 164/7B and 164/8A2 of Karapakkam village within the limits of Greater Chennai Corporation Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:
1. PPA received in SBC No. CMDA/PP/NHRB/S/0448/2023, dated.22.06.2023
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
3. G.O.Ms.No.78, H&UD Department dated 04.5.2017
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
6. G.O.MS.No.18, MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1 (a), dated 04.02.2019
7. G.O.(Ms).No.19, H&UD (UD4(1)) Department dated 02.03.2022
8. Office Order No.7/2019 dated 12.03.2019
9. This office DC advice sent to the applicant in this office letter even No. dated 31.10.2023
10. Applicant remitted DC and other charges on 04.11.2023

Planning Permission Application for the proposed construction of Stilt Floor + 1st Floor part + 2nd Floor part + 3rd Floor part + 4th Floor part + 5th floor part Residential Building with 19 dwelling units with GYM (Height 18.30) availing premium FSI with TOD benefit at Plot No.53 and Plot No.54, River view 4th Street (Indira Gandhi Street), River view 5th Street, Karapakkam, Chennai Comprised in S.No.164/39, 164/40, 164/41, 164/48, 164/49, 164/6B1B, 164/7A, 164/7B and 164/8A2 of Karapakkam village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued Subject to the conditions put forth by CMDA in the reference 9th cited

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.5,506.00	CMDA/PP/Ch/11138/2023 & dt. : 21 June, 2023
II	Scrutiny Fees	Rs.2,769.00	CMDA/PP/Ch/12194/2023 & dt. : 19 October, 2023
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
IV	Development charges for land per Sq. m.	Rs.5,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023

For ARIHAANT BUILDERS

Partner

V	Development charges for building per Sq. m.	Rs.29,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
VI	Regularisation charge for land	Rs.88,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
VII	Security Deposit for Building	Rs.5,21,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
IX	I & A Charge	Rs.8,33,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
X	Premium FSI Charges	Rs.40,21,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
XI	IDC - CMWSSB (For sewered area only)	Rs.6,66,000.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12250/2023 & dt. : 04 November, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0432/2023 dated 07/11/2023** in **Planning Permit No. OL-00586** are sent herewith. The **Planning Permit** is valid for the period **from 07/11/2023 to 06/11/2031**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect

For ARIHAANT BUILDERS

Partner

whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.**
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. The Applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz. namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA

Yours faithfully,

Validity unknown

Name :SHANMUGASUNDARI U
Designation :Assistant Planner
Date :11/07/2023 11:04:40 AM

For ARIHAANT BUILDERS

Partner

Name: SHANMUGASUNDARI U

Designation: Assistant Planner

Date: 07 November, 2023

For

Chief Planner

Area Plan Unit

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

M/S Dhiyaa Homes Private Limited
represented by Thiru Ashwin Kumar
No.9/10, Thalayari Street,
West Mambalam,
Chennai 600 033
Email: aswinnagarajan@dhiyaahomes.com
Contact No: 8667232603

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

For ARIHAANT BUILDERS



Partner

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail:mscmda@tn.gov.in,
Web site:www.cmdachennai.gov.in

PLANNING PERMIT
(Sec .49 of T&C.P.Act 1971)

File No. : **CMDA/PP/NHRB/S/0448/2023**

Planning Permission No. : **OL-PP/NHRB/0432/2023**

Permit No. : **OL-00586** **Date of Permit: 07.11.2023**

Name of Applicant with Address	:	**M/S Dhiyaa Homes Private Limited** **Represented by Thiru Ashwin Kumar N,** No.9/10, Thalayari Street, West Mambalam, Chennai 600 033
Date of Application	:	22.06.2023
Nature of Development: Building	:	proposed construction of Stilt Floor + 1st Floor part + 2nd Floor part + 3rd Floor part + 4th Floor part + 5th floor part Residential Building with 19 dwelling units with GYM (Height 18.30) availing premium FSI with TOD benefit
Site Address	:	Plot No.53 and Plot No.54, River view 4th Street (Indira Gandhi Street), River view 5th Street, Karapakkam, Chennai Comprised in S.No.164/39, 164/40, 164/41, 164/48, 164/49, 164/6B1B, 164/7A, 164/7B and 164/8A2 of Karapakkam village within the limits of Greater Chennai Corporation
Development Charge Paid	:	Rs.34,000/- (Rupees Thirty Four Thousand only)
Receipt No	:	CMDA/PP/Ch/12250/2023, Dated.04.11.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **06.11.2031.** The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully

Digitally signed by SHANMUGASUNDARI
Date: 2023.11.07 15:31:15 +05'30'

For **MEMBER SECRETARY**

CONDITIONS

1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority under section 49 or sub section (1) of section 54 may appeal to the Government within two months from the date on which the decision or order was communicated.
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

55

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டைய சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் Plan Submission No	
CEBA/WDCN15/00412/2023		CMDA/PP/NHRB/S/0448/2023 - 19.10.2023	
மண்டலம் / Zone	வார்டு / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள் Application Date
N15	N198	17/11/2023	08/11/2023
விண்ணப்பித்தவர் பெயர் மற்றும் முகவரி / Applicant name & address		DHIYAA HOMES PRIVATE LIMITED Rep by THIRU ASHWIN KUMAR .N No.9/10,THALAYARI STREET, WEST MAMBALAM, CHENNAI-600033	
சேவைத் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைந்த இடம் Plot address		Plot No.53 & 54, Survey No.164/39,164/40,164/41,164/48,164/49,164/50(P),164/7A,164/7B&164/8A2,RIVER VIEW 5th STREET&, RIVERVIEW RESIDENCY 4TH STREET,RIVERVIEW RESIDENCY(N198),KARAPAKKAM(N198),Karapakkam Chennai, 600097	
Building License Fees			275000
Road cut charges - CMWSSB SEWERAGE			24400
Road cut charges - CMWSSB, WATER			24400
Road cut charges - TNEB			24400
Scrutiny Fees			2800
Workers Welfare Board			695300
மொத்த கட்டணம் Total (in Rs.)			1046300

Amount (in words): Rupees Ten Lakhs Forty Six Thousands Three Hundred Only

Amount : 1046300
(In Rs.)

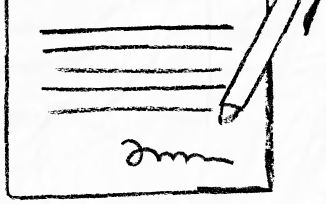
இவ் அறிவிப்பு நிபந்தனைகளுக்கு அனுமதிக்கப்பட்டபடி வரைபட நகலின் படி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

அனுமதி காலம் முடிவு 16/11/2028
Permit Valid upto 16/11/2028

Digitally Signed by Rajendran R
Date: 17-Nov-2023 (16.53.08)

Executive Engineer (T.P.)



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

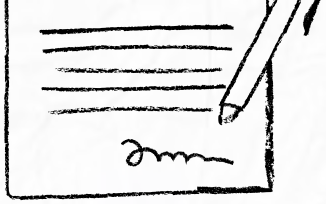
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate